

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
473	-503	MASS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	AKBARIAN MOHAMMED MD			
Owner 2:	ARLINGTON FINANCE TRUST INC			
Owner 3:				
Street 1:	P.O. BOX 724			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01890		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .895 Sq. Ft. of land mainly classified as Comm. / Res. with a Apt- Garden Building built about 1960, having primarily Vinyl Exterior and 17818 Square Feet, with 23 Units, 20 Baths, 0 3/4 Bath, 4 HalfBaths, 70 Rooms, and 30 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
112	Apts. 8 Plus		0	0	Sq. Ft.	Site		0	0.	0.00	CG										325	10							
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 031		Comm. / Res.			Prime NB Desc		COMM GD						Total:				Spl Credit				Total:		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
112	0.000	1,943,280			1,943,280		31860
325	0.000	215,920			215,920		GIS Ref
							GIS Ref
Total Card	0.000	2,159,200			2,159,200	Entered Lot Size	
Total Parcel	0.895	5,836,000	2,900	1,776,100	7,615,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	121.18	/Parcel:	155.00	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment	Date	Result
5/14/2019	64000	Inter Fi	140,000	C					4/27/2018	Meas/Inspect
6/28/2018	887	Alterati	2,600	C					3/27/2009	Info At Door
4/25/2018	485	Re-Roof	61,500	C					4/20/2000	Info At Door
1/26/2017	81	Heat App	11,000	C						
1/5/2017	8	Inter Fi	146,000	O						
6/7/2016	746	Demoliti	2,300					demo 491		
4/21/2009	252	Re-Roof	8,000							
3/6/2007	124	Manual	2,000			G9	GR FY09	move kitchen exha		
1/12/2007	30	Renovate	32,000			G9	GR FY09	interior remodel		
10/30/2006	943	Sign	7,500						Sign:	

### ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Meas/Inspect	DGM	D Mann
3/27/2009	Info At Door	201	PATRIOT
4/20/2000	Info At Door	197	PATRIOT

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	31860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

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GENERAL INFORMATION			
Grade:		C - Average	
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:	325	Alt %:	10
Jurisdic:		Fact:	.
Const Mod:			
Lump Sum Adj:			

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

Make:		Model:		Serial #		Year:		Color:	
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**PARCEL ID** 045.0-0004-0007.A

More: N	Total Yard Items:	Total Special Features:	Total:
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Full Bath:	20	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 20	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AG - Avg-Good	27.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	27.0%

Basic \$ / SQ:	168.00	Rate
Size Adj.:	0.80000001	
Const Adj.:	0.99989998	
Adj \$ / SQ:	134.387	
Other Features:	210000	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		Wt
LUC Factor:	1.00	
Adj Total:	2957742	
Depreciation:	798590	Sp
Depreciated Total:	2159151	

20 APTS, 3 COMMERCIAL UNITS.	2
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1st Res Grid		Desc: Line 1										# Units: 10	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 70		BRs: 30		Baths: 20		HB: 4						

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
10		3	1	M
10		4	2	M
<b>Totals</b>				
20		70	30	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	134.39	
Special Features:	0	Val/Su Net:	80.21	
Final Total:	2159200	Val/Su SzAd	121.18	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	8,459	40.320	341,030	
FFL	First Floor	8,459	134.390	1,136,770	
SFL	Second Floor	6,239	134.390	838,430	
HST	Half Story	3,120	134.390	419,210	
OPF	Open Porch	644	19.060	12,270	
Net Sketched Area:		26,921	Total:	2,747,740	
Size Ad	17817.5	Gross Area	30040	FinArea	17818

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
6	FFL	100	RTL	15	A	2
8	FFL	100	OFC	5	A	1
9						
5						
1						
8						

**AssessPro** Patriot Properties, Inc













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Type:	62 - Comm. Block		
Sty Ht:	3 - 3 Story		
(Liv) Units:	17	Total:	40
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	4 - Vinyl		10%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

## GENERAL INFORMATION

Grade: B+ - Good (+)	
Year Blt: 1960	Eff Yr Blt:
Alt LUC: 112	Alt %: 21
Jurisdiction: G19	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## BATH FEATURES

Full Bath	5	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	10	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 4	Rating: Very Good
A Kits: 2	Rating: Excellent
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	GD - Good	28.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	28.0%

## CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	0.83356154
Const Adj.:	1.05260277
Adj \$ / SQ:	96.515
Other Features:	101326
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	5091674
Depreciation:	1425669
Depreciated Total:	3666005

## COMMENTS

PUNJAB, COSTUME CO, ARLINGTON  
CENTERED, ALLURE SALON, MEXICAN REST, 7  
OFFICES.

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 16		BRs: 8		Baths: 5		HB		10				

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	2
2	4	2	3
Totals			
4	16	8	

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	140.91	
Special Features:	10800	Val/Su Net:	81.62	
Final Total:	3676800	Val/Su SzAd	123.40	

## MOBILE HOME

**MOBILE HOME** Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial # \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

### SPEC FEATURES/YARD ITEMS

[illegible]

## SKETCH

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	15,648	96.520	1,510,261	
BMT	Basement	15,168	33.300	505,056	
SFL	Second Floor	10,248	96.520	989,088	
TFL	Third Floor	3,900	96.520	376,405	
EFP	Enclos Porch	85	62.370	5,301	
Net Sketched Area:		45,049	Total:	3,386,122	
Size Ad	29796	Gross Area	45049	FinArea	31311

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
67						
59	BMT	100	GFB	10	A	1
86	FFL	100	RST	35	A	2
09	SFL	100	APT	20	A	2
02	SFL	100	OFC	80	A	5
	TFL	100	APT	100	A	2
23						
13						

**IMAGE**







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Type:	62	- Comm. Block	
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Frame:	2	- Steel	
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Color:	BRICK		
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## GENERAL INFORMATION

Grade: B+ - Good (+)	
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Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

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Economic:		0.0%
Special:		0.0%
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	<b>Total:</b>	<b>28.0%</b>

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	PUNJAB, COSTUME CO, ARLINGTON CENTERED, ALLURE SALON, MEXICAN REST, 7 OFFICES.	8

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1st Res Grid		Desc: Line 1										# Units 2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 16			BRs: 8			Baths: 5			HB 10			

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

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No	Unit	RMS	BRS	FL
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[illegible]

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86	FFL	100	RST	35	A	2
09	SFL	100	APT	20	A	2
02	SFL	100	OFC	80	A	5
	TFL	100	APT	100	A	2
23						
13						

## IMAGE

**AssessPro** Patriot Properties, Inc

